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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 28, 2025
5:30 PM
AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. **(Closed to Public as Provided in the Texas Government Code.)**

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding Facilities Agreement with Superscapes

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

IV. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the "Speaker Cards" and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

V. ACTION:

A. Presentation of updated land use assumptions and capital improvements plan for roadway impact fees and consider and act upon a Resolution setting a public hearing date for March 11, 2025, to review and discuss the amendments to the land use assumptions, capital improvements plan, and maximum assessable fees for roadway impact fees as part of the 2025 roadway impact fee update; and directing the mailing, publishing and posting of notices. (Glasgow)

VI. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551."I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: at ____:_____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

_____

Lauren Vaughns, TMRC
City Secretary

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Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Robert Ranc, City Manager
Intiated by:	Andy Glasgow
Date:	January 28, 2025
Re:	Roadway Impact Fee Update

Action Requested:
Presentation of updated land use assumptions and capital improvements plan for roadway impact fees and consider and act upon a Resolution setting a public hearing date for March 11, 2025, to review and discuss the amendments to the land use assumptions, capital improvements plan, and maximum assessable fees for roadway impact fees as part of the 2025 roadway impact fee update; and directing the mailing, publishing and posting of notices. (Glasgow)

Background Information:
The City of Celina adopted Ordinance 2021-59 to establish Roadway Impact Fees in 2021. Pursuant to Section 395.052 of the Local Government Code, the City is required to complete periodic update of the Land Use Assumptions and Capital Improvements Plan every five (5) years. Staff recommends amending the City's Roadway Impact Fee Ordinance to align with the adopted 2040 Comprehensive Plan and the revised Land Use Plan. To facilitate this update, the City of Celina selected Kimley-Horn to complete this analysis.

Implementing impact fees allows the City to shift a portion of the burden of paying for new facilities onto new development. The consultant evaluated improvements necessary for a 10-year window (2034) and the ultimate system needs. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Chapter 395 only allows recovery of costs to serve the 10-year planning period. The remainder of the capacity costs will be assessed as the planning window extends beyond 2034 and as the impact fees are updated in the future.

Elements of the roadway system, including new roads, widening projects, and intersection improvements, were evaluated based on the City's Master Thoroughfare Plan. The Roadway Impact Fee Report identifies the projects needed to accommodate the projected increase in

vehicle-miles for Celina's growth. The impact fee rate is calculated by dividing the total construction costs by the total projected vehicle growth in each service area. State law allows cities to capture 50% of the total cost of the roadway improvements.

The Council will be provided an updated presentation to include additional information regarding potential adjustments to impact fees assessed on commercial developments. This resolution will also set a public hearing for March 11, 2025 in accordance with the requirements of the Texas Local Government Code.

Legal Review:
City Attorney has reviewed the Resolution.

Supporting Documents:
1. Presentation
2. Resolution

Financial Consideration:
N/A

Staff Recommendation:

ROADWAY IMPACT FEES UPDATE

Andy Glasgow, P.E., PMP, CFM
Pete Kelly, P.E.

January 28, 2025

Kimley»Horn

TONIGHT'S AGENDA

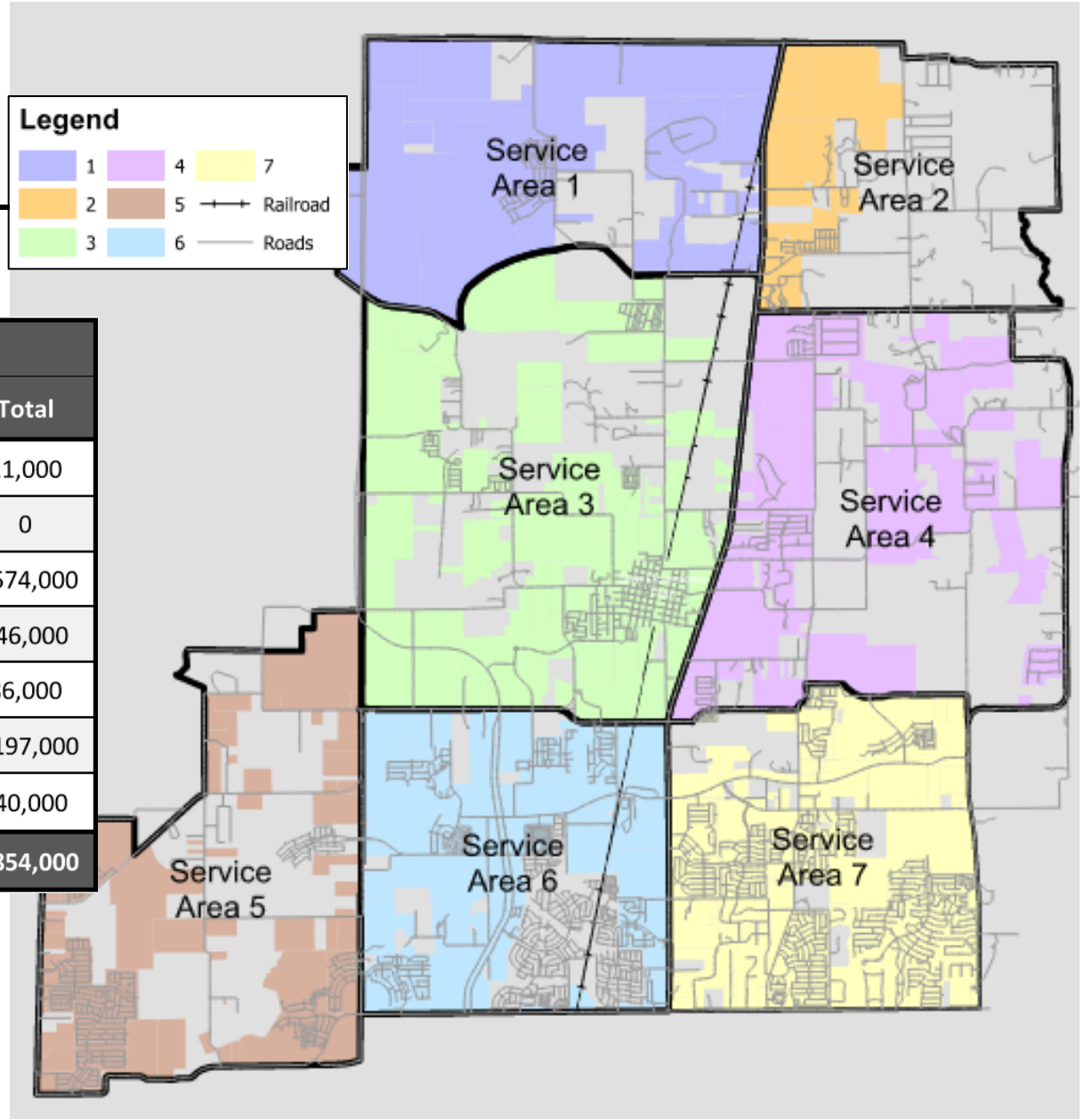
1 Previous Meeting (12/10) Recap
2 Impact Fee Components & MTP Update
3 Maximum Fee
4 Collection Rate Options
5 Next Steps

PREVIOUS MEETING (12/10) RECAP

- **Impact Fees 101**
- **Impact Fee Components**
  - Service Areas
  - Land Use Assumptions
  - Service Units
  - Capital Improvement Plans
    - Master Thoroughfare Plan Update
  - Maximum Assessable Fee
    - Credit Calculation
- **Impact Fee Methodology**

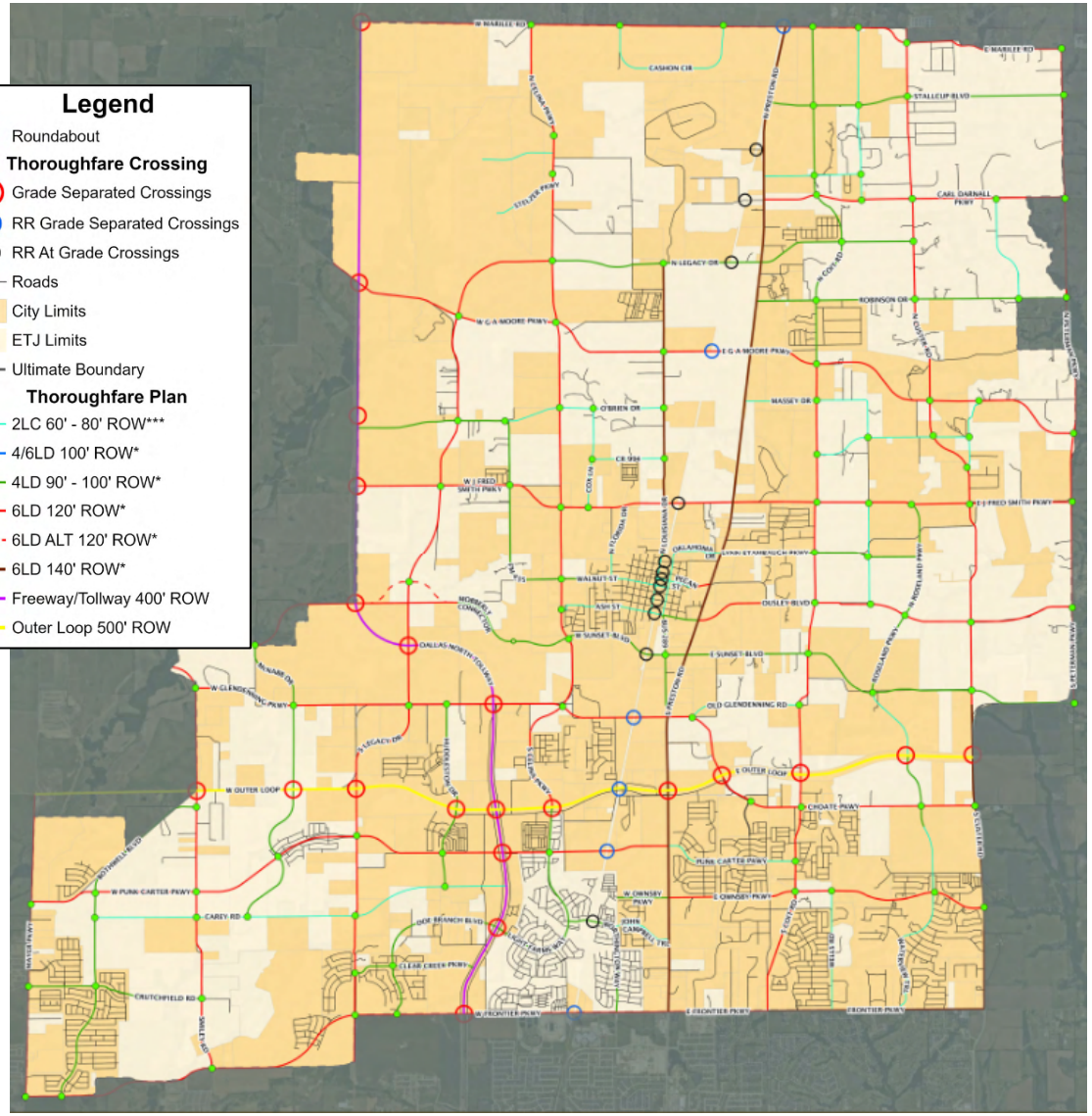
LAND USE ASSUMPTIONS

Service Area	Population Added	Residential Units Added	Employees Added	Employment Square Feet Added			
				Basic	Service	Retail	Total
1	12,031	3,881	24	4,000	2,000	5,000	11,000
2	5,470	1,851	0	0	0	0	0
3	19,719	6,747	4,102	166,000	465,000	943,000	1,574,000
4	9,336	3,170	1,380	251,000	133,000	262,000	646,000
5	17,131	5,891	240	0	31,000	55,000	86,000
6	16,540	6,561	5,926	160,000	844,000	1,193,000	2,197,000
7	20,577	7,017	821	85,000	116,000	139,000	340,000
City-Wide	100,805	35,118	12,493	666,000	1,591,000	2,597,000	4,854,000



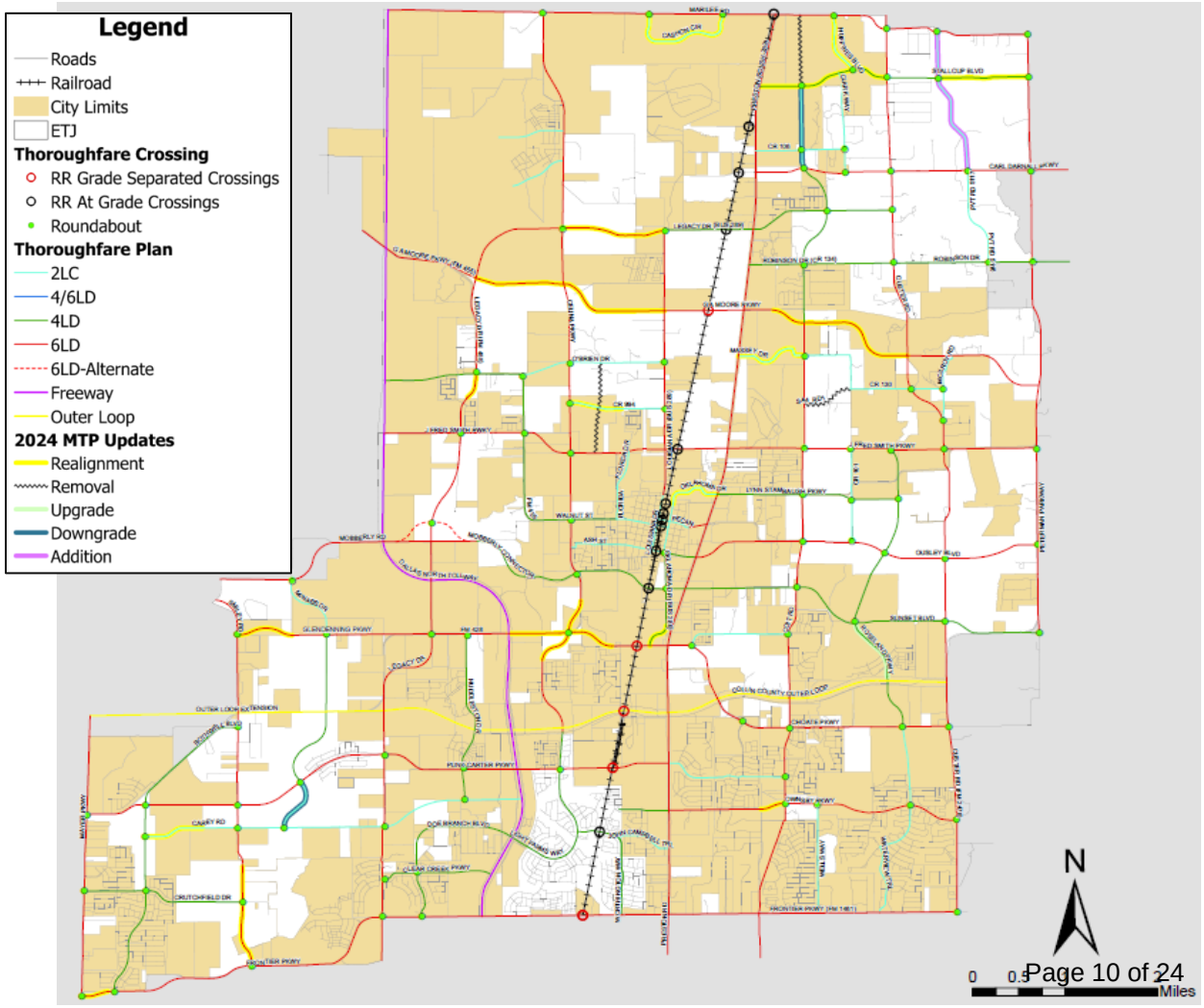
CAPITAL IMPROVEMENTS PL

- Infrastructure needed to serve 10 Year growth
  - 10-year IF CIP vs 5-year CIP
- Based on an adopted plan

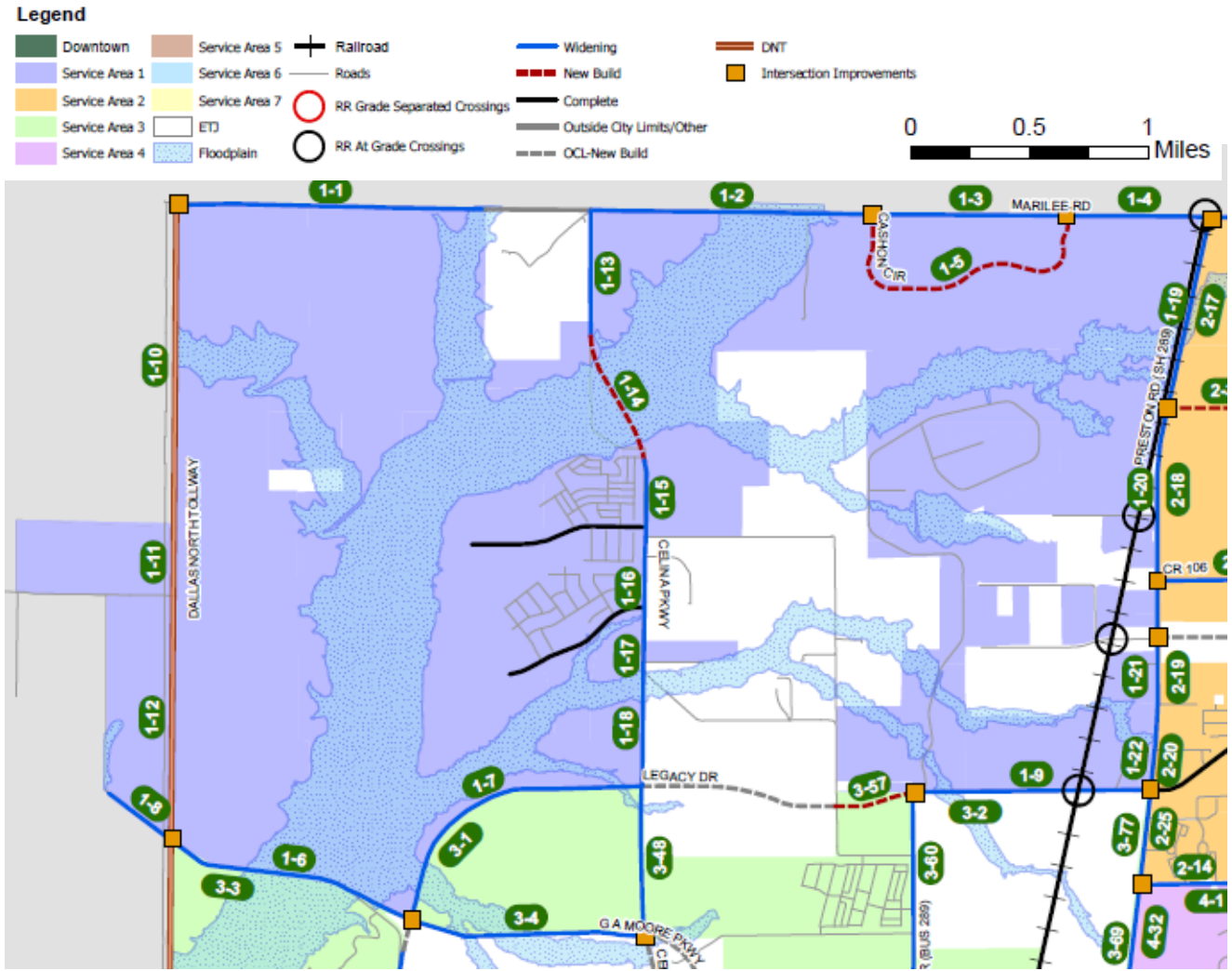


CAPITAL IMPROVEMENTS PLAN: MTP UPDATE

- Match approved development plans (as of 9/1/2024)
- Match recently built alignments
- Match TxDOT/County alignments
- Align with TIAs performed



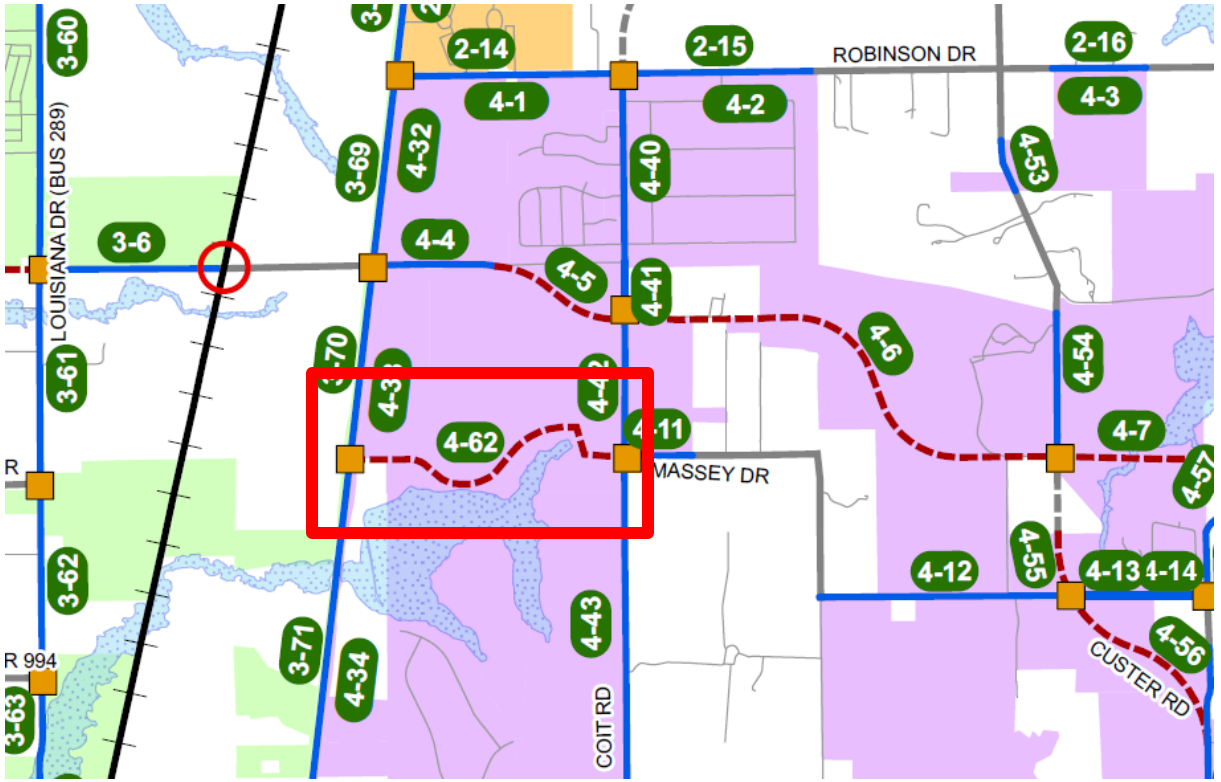
CAPITAL IMPROVEMENTS PLAN EXAMPLE: SERVICE AREA 1



UPDATES SINCE PREVIOUS MEETING

- Service Area 3
  - Corrected costing error for project 3-58 (Florida Dr)
  - Maximum Fee increased from $3,626 to $3,697/veh-mi

- Service Area 4
  - Added Project 4-62 (Massey Dr)
  - Maximum Fee increased from $2,997 to $3,048/veh-mi



2024 MAXIMUM FEE PER SERVICE AREA ($/VEHICLE MILE)

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee	$ 1,142	$ 1,561	$ 1,225	$ 1,397	$ 1,788	$ 2,022	$ 910
2024 Max Assessable Fee	**$ 3,991**	**$ 3,363**	**$ 3,697**	**$ 3,048**	**$ 3,996**	**$ 1,936**	**$ 1,582**
Change	***$ 2,849***	***$ 1,802***	***$ 2,472***	***$ 1,651***	***$ 2,208***	***$ (86)***	***$ 672***

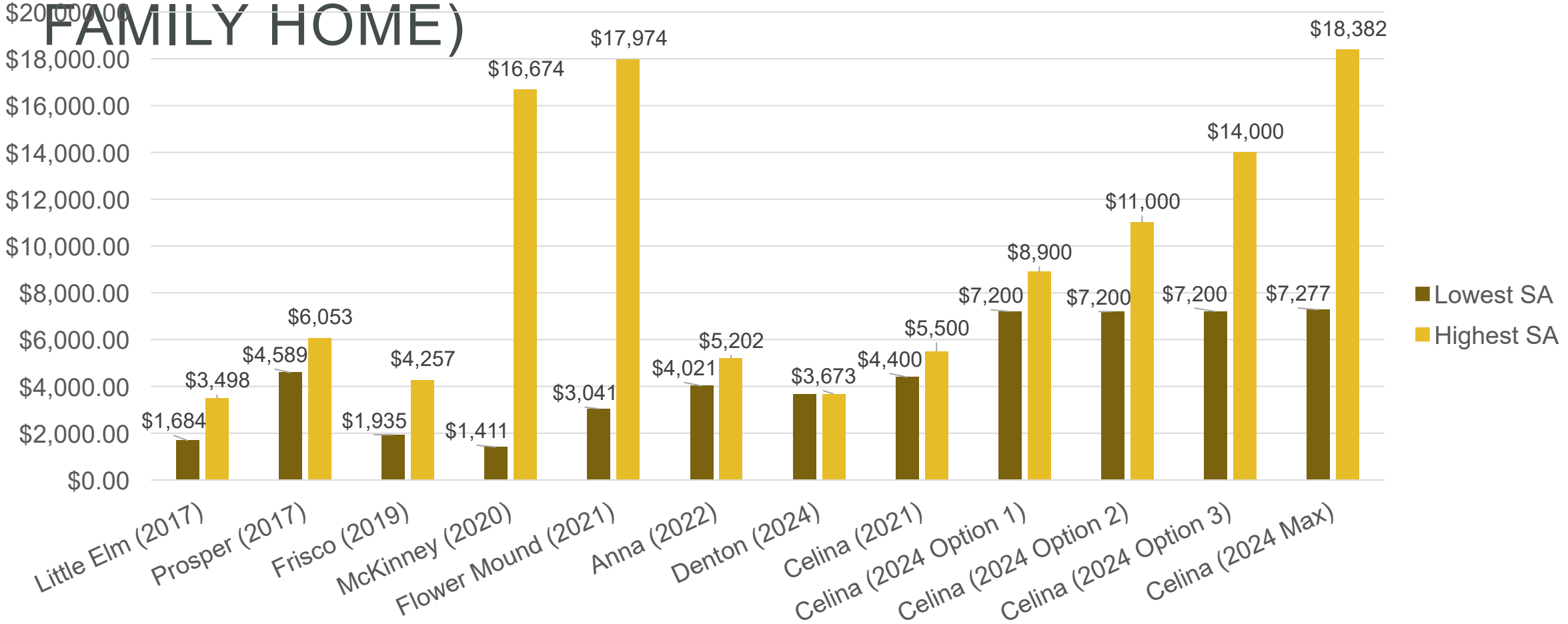
2021/2024 RATE COMPARISON & OPTIONS (SINGLE FAMILY HOME)

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee Per SF Home	$ 5,539	$ 7,571	$ 5,941	$ 6,775	$ 8,672	$ 9,807	$ 4,414
2021 Collection Rate Per SF Home	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 4,400
2024 Max Assessable Fee Per SF Home	$ 18,359	$ 15,580	$ 17,004	$ 14,021	$ 18,382	$ 8,906	$ 7,277
Change	$ 12,820	$ 8,009	$ 11,064	$ 7,011	$ 9,710	$ (901)	$ 2,864
2024 Collection Rate Options ($/ Single Family Home)							
Option 1 *(Cap at 2nd lowest SA)*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 7,200*
Option 2 *(Double the Rate)*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 8,900*	*$ 7,200*
Option 3 *(Cap at 3rd lowest SA)*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 8,900*	*$ 7,200*
Option 4 *(100% of Max Assessable)*	*$ 18,359*	*$ 15,580*	*$ 17,004*	*$ 14,021*	*$ 18,382*	*$ 8,906*	*$ 7,277*

NEIGHBORING CITIES COMPARISON TABLE (SINGLE FAMILY HOME)

City	Service Areas	Last Updated	Highest SA	Lowest SA	% of Max Fee Collected
Little Elm (2017)	3	2017	$3,498.00	$1,684.00	70% - 100%
Prosper (2017)	2	2017	$6,053.00	$4,589.00	40%
Frisco (2019)	4	2019	$4,257.00	$1,935.00	70%
McKinney (2020)	13	2020	$16,674.00	$1,411.00	Varies
Flower Mound (2021)	3	2021	$17,974.10	$3,040.95	100%
Anna (2022)	2	2022	$5,202.00	$4,021.00	100%
Denton (2024)	5	2024	$3,673.00	$3,673.00	20%
Celina (2021)	***7***	***2021***	***$5,500.00***	***$4,400.00***	***Varies***
Celina (2024 Option 1)	***7***	***2024***	***$8,900.00***	***$7,200.00***	***Varies***
Celina (2024 Option 2)	***7***	***2024***	***$11,000.00***	***$7,200.00***	***Varies***
Celina (2024 Option 3)	***7***	***2024***	***$14,000.00***	***$7,200.00***	***Varies***
Celina (2024 Max)	***7***	***2024***	***$18,382.00***	***$7,277.00***	***100%***

NEIGHBORING CITIES COMPARISON CHART (HIGHEST/LOWEST SERVICE AREA: SINGLE FAMILY HOME)



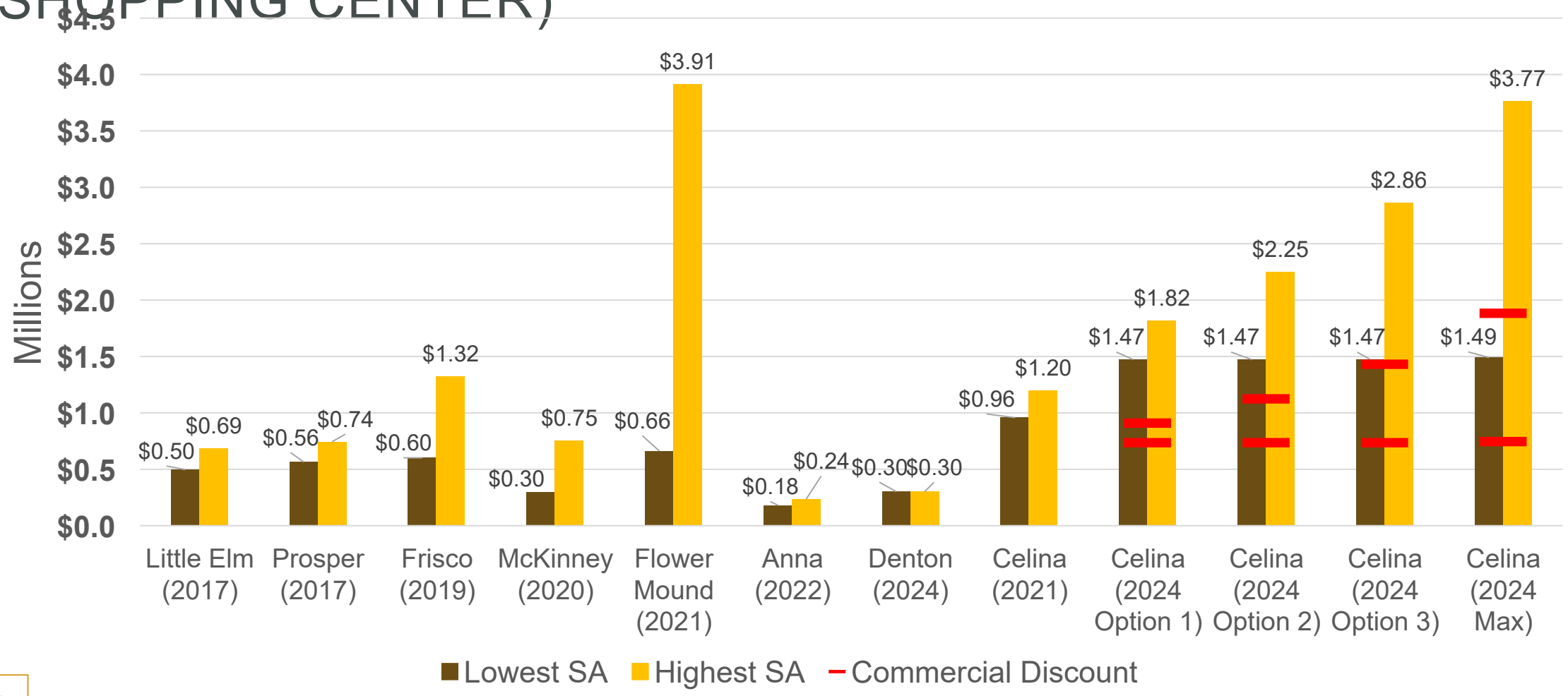
2021/2024 RATE COMPARISON & OPTIONS (150,000 SQ FT SHOPPING CENTER)

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee	$ 1,205,952	$ 1,648,416	$ 1,293,600	$ 1,475,232	$ 1,888,128	$ 2,135,232	$ 960,960
2021 Collection Rate Per	*$ 1,197,600*	*$1,197,600*	*$1,197,600*	*$1,197,600*	*$1,197,600*	*$ 1,197,600*	*$ 958,050*
2024 Max Assessable Fee Per	$ 3,761,400	$ 3,169,500	$ 3,484,350	$ 2,872,650	$ 3,766,200	$ 1,824,600	$ 1,491,000
Change	$ 2,555,448	$ 1,521,084	$ 2,190,750	$ 1,397,418	$ 1,878,072	$ (310,632)	$ 530,040
2024 Collection Rate Options ($/ 150,000 SF Shopping Center)							
Option 1 *(Cap at 2nd lowest SA)*	*$ 1,819,538*	*$1,819,538*	*$1,819,538*	*$1,819,538*	*$1,819,538*	*$ 1,819,538*	*$ 1,471,986*
Option 2 *(Double the Rate)*	*$ 2,248,868*	*$2,248,868*	*$2,248,868*	*$2,248,868*	*$2,248,868*	*$ 1,819,538*	*$ 1,471,986*
Option 3 *(Cap at 3rd lowest SA)*	*$ 2,862,195*	*$2,862,195*	*$2,862,195*	*$2,862,195*	*$2,862,195*	*$ 1,819,538*	*$ 1,471,986*
Option 4 *(100% of Max Assessable)*	*$ 3,761,400*	*$3,169,500*	*$3,484,350*	*$2,872,650*	*$3,766,200*	*$ 1,824,600*	*$ 1,491,000*

NEIGHBORING CITIES COMPARISON TABLE (150,000 SQ FT SHOPPING CENTER)

City	Service Areas	Last Updated	Highest SA	Lowest SA	% of Max Fee Collected
Little Elm (2017)	3	2017	$688,200.00	$496,950.00	70% - 100%
Prosper (2017)	2	2017	$744,300.00	$564,300.00	25%
Frisco (2019)	4	2019	$1,324,200.00	$601,950.00	100%
McKinney (2020)	13	2020	$753,150.00	$298,350.00	Varies
Flower Mound (2021)	3	2021	$3,913,500.00	$662,100.00	100%
Anna (2022)	2	2022	$235,237.50	$181,432.50	100%
Denton (2024)	5	2024	$301,500.00	$301,500.00	20%
Celina (2021)	***7***	***2021***	***$1,197,600.00***	***$958,050.00***	***Varies***
Celina (2024 Option 1)	***7***	***2024***	***$1,819,538.00***	***$1,471,986.00***	***Varies***
Celina (2024 Option 2)	***7***	***2024***	***$2,248,868.00***	***$1,471,986.00***	***Varies***
Celina (2024 Option 3)	***7***	***2024***	***$2,862,195.00***	***$1,471,986.00***	***Varies***
Celina (2024 Max)	***7***	***2024***	***$3,766,200.00***	***$1,491,000.00***	***100%***

NEIGHBORING CITIES COMPARISON CHART (HIGHEST/LOWEST SERVICE AREA: 150,000 SQ FT SHOPPING CENTER)



COMMERCIAL DISCOUNT COMPARISON

Example: Option 3 (Service Areas 1-5)

Land Use	No Commercial Discount	50% Commercial Discount
Shopping Center (150k Sq. Ft.)	$2,862,195	$1,431,098
Daycare (5k Sq. Ft.)	$165,054	$82,527
Fast Food (4k Sq. Ft.)	$565,737	$282,869
Light Industrial (200k Sq. Ft.)	$1,973,970	$986,985

NEXT STEPS

1. Final Presentation to CIAC – **2/20**
2. Public Hearing to Consider Approval of Roadway Impact Fee Study – **3/11**
3. Adoption of Impact Fee Ordinance – **3/11 or 4/8**

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RESOLUTION NO. 2025-____R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, SETTING A PUBLIC HEARING DATE FOR MARCH 11, 2025, TO REVIEW AND DISCUSS THE AMENDMENTS TO THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND MAXIMUM ASSESSABLE FEES FOR ROADWAY IMPACT FEES AS PART OF THE 2025 ROADWAY IMPACT FEE UPDATE; AND DIRECTING THE MAILING, PUBLISHINGAND POSTING OF NOTICES.

WHEREAS, Chapter 395 of the Texas Local Government Code requires that a political subdivision adopt an ordinance, order, or resolution setting a public hearing date to review, discuss and consider the amendment of the Land Use Assumptions, Capital Improvements Plans, and Maximum Assessable Fees for Roadway Impact Fees; and

WHEREAS, in accordance with Texas Local Government Code Section 395.054, the City of Celina, Texas is proposing to hold a public hearing to review, discuss, and consider the amendment of the Land Use Assumptions, Capital Improvements Plans, and Maximum Assessable Fees for Roadway Impact Fees as part of the 2025 Roadway Impact Fee Update; and

WHEREAS, the City Council was presented with the proposed amendments to the Land Use Assumptions, Capital Improvements Plans, and Maximum Assessable Fees for Roadway Impact Fees on December 10, 2024, and January 28, 2025; and

WHEREAS, the City Council finds that the passage of this Resolution is being made less than 60 days from January 28, 2025, and it satisfies all applicable state law requirements and is in the best interest of the public health, safety and welfare of the City of Celina, Texas.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. Calling of Public Hearing and Providing Notice.

A. Calling of Public Hearing. The City Council of the City of Celina, Texas hereby calls a **Public Hearing** to discuss and consider the amendment of the Land Use Assumptions, Capital Improvements Plans, and Maximum Assessable Fees for Roadway Impact Fees as part of the 2025 Roadway Impact Fee Update, at which members of the public shall be given an opportunity to be heard, at Celina City Council Chambers, at **112 N. Colorado Street, Celina, Texas**, on **March 11, 2025**, **at 5:00 p.m.**

B. Notice of Public Hearing. The City Secretary is hereby authorized and directed to provide notice of the Public Hearing to be (1) published in a newspaper of general circulation in the City in both Collin

County and Denton County, (2) sent by certified mail to any person giving notice to the City in the last 2 years by certified or registered mail that they want to receive notice, (3) places on the City's official website, and (4) make a copy of the amendment of the Land Use Assumptions, Capital Improvements Plans, and Maximum Assessable Fees for Roadway Impact Fees available to the public by maintaining a copy in her office, such notices, mailings and posting to be completed by February 6, 2025, which is at least thirty-one (31) days before to the date of the Public Hearing and in accordance with Texas Local Government Code Chapter 395.

SECTION 3. Effective Date. This Resolution shall take effect immediately from and after the date of passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ON THE 28TH DAY OF JANUARY 2025.

THE CITY OF CELINA:

_____
By: Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary